

May 13, 2014

Draft

From: Larry Witzling

To: Cameron Clapper

Subject: suggested memo accompanying zoning code submission for second reading

ADDITIONAL ITEMS FOR COUNCIL CONSIDERATION ON MAY 20, 2014:

1. The map with the added R-2A Overlay Zone modification will be brought to the Council meeting. Attached is a pdf version of the changes to be made
2. The amendment to be added drafted by Alderman Winship will be brought to the Council meeting by City staff. If the code is approved, it will be added to section 19.19.030
3. The sky exposure plan diagram will be added to the end of the code.
4. Recommended addition to 19.22.030 (conditional uses for university overlay district)
  - a. Current version: More than 16 units per building and up to 32 units per building may be requested as a conditional use.
  - b. Proposed version: More than 16 units per building and up to 32 units per building, and lots smaller than those allowed under 19.22.040, may be requested as a conditional use.
5. No recommendation was made regarding an exemption for boat storage.
6. Recommendations and comments regarding suggestions by Mitchell Simon:
  - a. Suggestions regarding paving and driveways should be considered as part of the discussion on parking
  - b. Suggestions regarding the issue of household size and who may initiate zoning changes have been addressed.
  - c. The other items are suggestion which I recommend making in consultation with the City Attorney and bringing forth as part of the forthcoming changes regarding parking. However, the following are suggestions which I think could be adopted at this time:

*19.06.150-Only One Principal Structure on a Lot-Page 7, Lines 307-309.:*

1. *Delete first parenthetical PD.*
2. *Multiple principal structures can be permitted in M-1 or M-2 Zoning District? -- Need to add exception.*

*19.09.450-Definition of Lot: Page 26, Lines 1203-1209.*

- *Platted recorded subdivision appearing at Line 1204 should be expanded to Platted recorded subdivision or recorded Certified Survey Map.*
- *Delete the words "on or before June 24, 1982, the effective date of the Ordinance codified by this title"*

*Suggested addition of new § 19.09.475 immediately after § 19.09.470 in definitions – Page 27; new proposed section to be added should contain definition of "minor subdivision" as division of land into four or less parcels each of which is less than 5 acres in size (this is customarily accomplished by certified survey map).*

*Regarding 19.51.130- Page 133, Lines 6047 and 6049 - Lists PD-TND Zoning- Based on current draft, there is no PD-TND District, but rather, only PD District.*